

Applicant	Temple Bat Yam of East Fort Lauderdale, Inc.	
Request	Site Plan Approval as a Conditional Use	
Location	As shown on the attached location map as Exhibit 1.	
Legal Description	Coral Ridge Isles, P.B. 45, P. 47, A Portion of "Parcel C"	
Property Size	2.35 Acres	
Zoning	RMM-25	
Existing Land Use	The site is now occupied by a House of Worship and Pre-School	
Future Land Use Designation	Residential-Medium High	
Comprehensive Plan Consistency	Consistent as per Future land Use Element Goal 6.5	
Other Required Approvals	None	
Applicable ULDR Sections	47-20.2 and .15, Parking; 47-25.2 and .3, Adequacy and Neighborhood Compatibility; 47-18.17, House of Worship	
Setbacks/Yards	Required	Proposed
	Front (e)	25 (E)
	Rear (w)	20 (W)
	Side (n)	20 (N)
	Side (s)	20 (S)
Lot Density	NA	FAR of 0.15
Lot Size	10,000 s.f. Min.	102,542s.f. 2.354 acres
Lot Width	100' min.	301' x 304' existing
Building Height	55'	48' existing
Structure Length	200' Max.	211' existing
Floor Area	Existing 14,764	15,396
VUA Landscaping	6,418 s.f.	53,095 s.f.
Landscaping Lot Coverage	NA	53,095s.f. (53%)
Open Space	NA	NA
Parking	78	79
Notification Requirements	Signs Posted	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Name and Title	Initials
	Anthony Longo, Planner III	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	
Authorized By		
Approved By		

Request:

Temple Bat Yam is categorized under 47-18.17 as a House of Worship and is located in RMM-25. The applicant is seeking approval for a 632 s.f. addition to be used as an entry vestibule, and for an entry plaza approximately 2000 s.f. in size with a fabric covered canopy. Therefore, pursuant to 47-24.3e we are requesting a Conditional Use permit for consideration by the Planning and Zoning Board.

Property/Project Description:

Temple Bat Yam is located at 515 NE 14th Terrace in the Coral Ridge Isles Association within the City of Fort Lauderdale within RMM-25. More specifically, the temple is bounded by NE 50th Court to the south and NE 14th Way to the west.

The immediate surrounding neighborhood is a mix of residential dwelling units to the east and north of Temple Bat Yam; commercial to the south, and a public facility to the west. Floranada Elementary school lies directly to the west of Temple Bat Yam in the City of Fort Lauderdale. However, the site looks at the back of a commercial shopping plaza to the south that lies within the City of Oakland Park.

To the east of Temple Bat Yam single-family detached residences line NE 14th Terrace across from the main entrance. Multi-family residential units abut the property line to the north.

Parking and Traffic:

Pursuant to 47-20.2 Parking and Loading zone requirements the sanctuary and its seating arrangement will continue to be utilized for worship services and special ceremonies. The proposed type of seating for this space shall be interlocking freestanding chairs. The seating capacity of this space is 225 persons as indicated in Drawing A-1.0. The seating capacity of the sanctuary space is also indicated on the proposed floor plan on Drawing A-2.0.

Consistent with section 47-20.15 Back-out parking, the applicant has clarified the existing back out parking arrangement is legally permitted along NE 14 Terrace. Based on documentation provided by the applicant, parking spaces were planned and permitted in this manner when this property was originally developed. A copy of the original site plan for the original project is attached. In addition, the applicant has also indicated that parking spaces along NE 14 Terrace over the right of way line were constructed in this manner when the property was originally developed. A copy of the site plan for the original project provides documentation and is attached.

Consistent with section 47-25.2.6 Pedestrian Facilities, sidewalks have been added along NE 14th Terrace and NE 14th Way and are contiguous along these streets and are shown on the site plan drawing.

Adequacy and Neighborhood Compatibility:

In addition, pursuant to section 47-25.2 Adequacy Requirements and 47-25.3 Neighborhood Compatibility, the Temple is an existing development and most existing adequacy requirements are in place, functioning and in operation. Some are not applicable. Please refer to for clarification of Adequacy Requirements (**Exhibit 1**) and Neighborhood Compatibility requirements (**Exhibit 2**).

Staff concurs with the applicant's assessment.

Comprehensive Plan Consistency:

The project is consistent with Comprehensive Plans Future Land-Use Element, Residential Use, Chapter II – 29 (Volume 1 – 65) goal 6.5: Community Facilities designated to serve the residential area, such as schools, churches, day care centers, health clinics, nursing homes, hospitals, rehabilitation quarters, governmental administration, police and fire protection facilities, libraries and civic centers.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on Wednesday, October 14, 2003 and all comments have been addressed.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

The Temple is located in RMM-25: Residential Multifamily Mid-Rise/Medium-High Density: This district allows a house of worship as a Conditional Use subject to ULDR Section 47-18.17. The proposal meets all requirements of the ULDR.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant